

Addendum No. 2 to RFP 15-63



CITY OF SOMERVILLE, MASSACHUSETTS
Department of Purchasing
JOSEPH A. CURTATONE
MAYOR

To: All Parties on Record with the City of Somerville as Holding RFP 15-63,
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: February 5, 2015

Re: Pre-Proposal Briefing Date Change, Questions and Responses

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Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.

X

Name of Authorized Signatory
Title of Authorized Signatory

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Date Changes

The **Pre-Proposal Site Visit** has been rescheduled for **Monday, February 9, 2015 at 9:30 a.m.** Meet at the building entrance (1060 Broadway) at 9:30 a.m. Please be prompt. All visitors attending the site visit must exit the site no later than 10:30 a.m.

Following the site visit, a question and answer session will take place at City Hall, 93 Highland Avenue, in the Aldermanic Chambers on the 2nd Floor at 11:00 a.m. (also on 2/9/15).

If the City of Somerville declares a snow emergency on 2/9/15, the site visit will be rescheduled for 2/23/15 (times TBD). Snow emergency information can be found on the City's website:

<http://www.somervillema.gov/>

Deadline for Submitting Questions – extended to **Tuesday, February 24 at 11:00 a.m.**

Questions and Responses

1. Q: I was informed that the OSPCD is working on revised zoning which may affect the PHS. Can you ask the planning department how bidders may be affected by proposed zoning? What is the required affordable component in the City? There has been discussions of the number increasing from 12.5%

A: As noted in the RFP, it is the expectation of the Planning Staff that the zoning for this site will be created as an output from the public design process that will be conducted by the city and their selected partner. The proposed new zoning ordinance places this lot in the 'Civic' zoning district, as it does all city buildings of this type. The new zoning anticipates that any civic zoned lot that is sold for non-civic uses will be rezoned before the sale is complete. This is how this location will be done as well. The zoning under the current ordinance (RA) also does not allow most proposed projects to proceed. Therefore, it was always anticipated that this site would be re-zoned.

The new zoning draft expects that all projects in residential and mixed-use districts up to 4 stories, within close proximity to transit (like this site) will provide affordable housing at a rate of 14.28% (1 in every 7 units), and it is reasonable to expect a similar expectation in this case.

Please note that the proposed ordinance could change during the public hearing process for the overhaul, and therefore these districts and expectations could change. The applicant also must be able to effectively work with the City on a collaborative design process that builds support for the site-specific zoning amendment, and that amendment must be approved by the Board of Aldermen.

2. Q: Thank you for sharing the Phase I & II ESA. Upon our review, we noticed the

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Appendices were not included. Will it be possible to share the Appendices, more specifically the Sandborn Map Report, Boring Logs, and Monitoring Well Installation Log? We think this is a critical element to help determine potential costs for the site's redevelopment and provide the community with a more informed proposal.

A: Every relevant document to this RFP for the Powder House Community School Disposition and Redevelopment is now posted on the project website. Links to this website and the corresponding documents are provided in this addendum and thus incorporated as part of the bid documents.

Regarding Phase 1 and 2 environmental reports, see the 3rd link under Tufts Environmental Reports. The direct link is also provided below.

a. <http://www.somervillema.gov/departments/ospcd/planning-and-zoning/teele-square/phcs>

b. <http://www.somervillema.gov/sites/default/files/documents/powder-house-phase-1-2-esa.pdf> - Phase 1 & 2 Report

c. [Powder House Due Diligence Reports \(Phase 1A\)](#)

<http://www.somervillecityconnect.com/storage/powderhouse-due-diligence-reports-phase-1a.pdf>

d. [Powder House Phase I and II Appendices](#)

<http://www.somervillecityconnect.com/storage/powder-house-phase-I-and-II-esa-appendices-com>

3. Q: The Powder House RFP mentions the Transportation Analysis should be prepared in consultation with the City's Director of Traffic & Parking. Is the Director readily accessible to all potential bidders? This also assumes that a bidder preview its site plan(s) to the City. How can we be insured that our strategy is not shared with the general public or persons who might share our plans with other bidders?

A: The applicant should submit some basic traffic information about the impact of their project with their submittal. Applicants should include a transportation engineer on their team who, if selected, can assist with developing transportation access and parking strategies for the proposed project. The applicant should not consult any City staff member or share bid plans with City staff prior to submittal of their bid.

4. Q: Are proposals required to maintain the doors on the ground floor and first level that connect the Powder House School to the Tufts Administration Building?

A: The current building has a common wall and connection to the former Western

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Junior High School that is now owned by Tufts. The City will make no requirement of the developer to maintain a physical connection at this point as a part of any renovation or new construction on the site, but the applicant is encouraged to work with Tufts to address the interface between the lots.

5. Q: There is currently an exterior stair located on the Southwest side of the building outside the property line. Is the new developer free to either keep or demolish the stair?

A: The stairway on the southwest side is attached to the Powder House School and does encroach onto the Tufts property. The building is offered as is and must adhere to the relevant terms and conditions applicable to the property that are contained in the City's deed to Tufts of the abutting property (the TAB building) which, among other things, shares a common wall with the Powder House School. This deed was attached as an Exhibit to the RFP. In the case of this particular stairway, the successful bidder would be well advised to discuss the project scope and any potential impacts on the abutting property with Tufts.

6. Q: There is currently a basketball court to the south of the property that is excluded from the development. Has there been any talk with Tufts about including this within the park space required by the RFP?

A: Any applicant is welcome to discuss the interface between the proposed development site and the Tufts property with Tufts. Tufts has not expressed any interest in selling the basketball court site to the City. The applicant must maintain 40% of the PHCS site as open space.

7. Q: Is structured parking excluded from the FAR limits of the project?

A: The FAR limits are based upon the community visioning process, and don't specifically address if they include structured parking. Applicants are welcome to propose ideas that include structured parking beyond the maximum proposed floor area, but are cautioned that the aesthetic impact of any above-ground structured parking will likely be of concern to neighbors. Parking may also be placed under the structures or under the parkland. The City has typically not included underground parking in calculating FAR.